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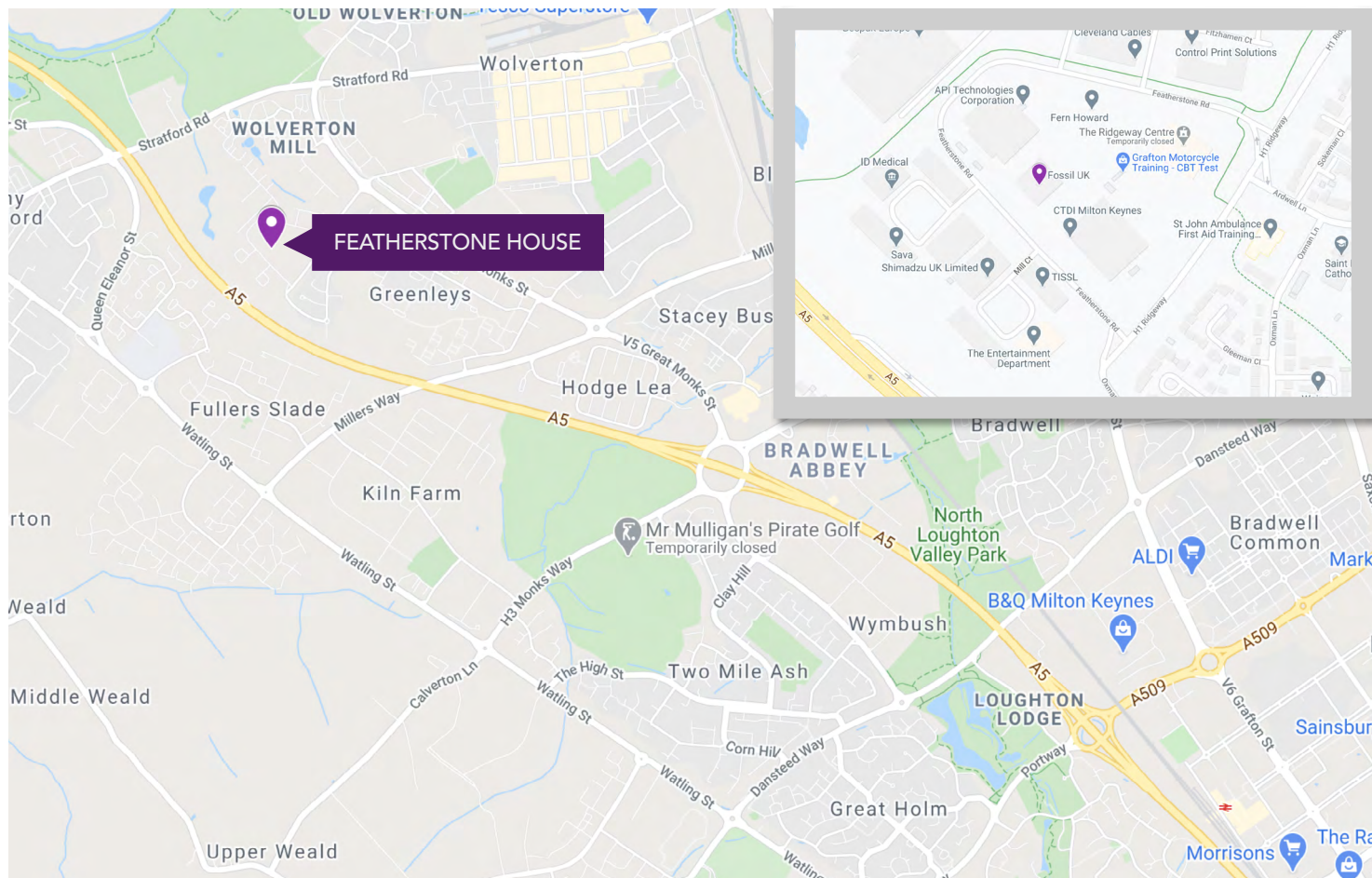
**FEATHERSTONE HOUSE | FEATHERSTONE ROAD | WOLVERTON MILL
MILTON KEYNES | MK12 5TH**

DETACHED HQ OFFICE BUILDING FOR SALE

19,757 sq ft / 1,836 m²

- Detached headquarters office building
- Freehold interest FOR SALE
- High quality of construction
- 90 car parking spaces
- Energy performance rating B (49)





Location

Wolverton Mill is a major employment area in the North West sector of Milton Keynes and is home to a range of office and light industrial/warehouse occupiers. It is approximately 4 miles North of Central Milton Keynes and 8 miles to the West of Junction 14 of the M1 motorway. Wolverton Mill is accessed from two of the main urban "grid roads" V5 Great Monks Way and H1 Ridgeway. Major occupiers in Wolverton Mill include Aston Martin, Bepak, Milenco, CTDI and API Technologies.

Highlights

- ✓ Detached HQ office building.
- ✓ High quality energy efficient construction.
- ✓ Established business park location.
- ✓ Freehold interest FOR SALE.
- ✓ 90 parking spaces (1:220 sq ft).

Description

Featherstone House is a detached two-storey headquarters office building occupying a plot of 1.35 acres (0.55 hectares) with extensive frontage to Featherstone Road. The property is of steel frame construction with elevations finished in high quality materials including precast stone cladding, PVF2 coated flat aluminium spandrel panels and double glazed aluminium framed curtain walling to the front elevation. The rear elevation is clad in PVF2 coated steel composite panels incorporating double glazed windows.

The property is an impressive double-height reception area with stairs and passenger lift to the first floor. There is a good level of natural light throughout the principal office accommodation and this is enhanced by a glazed rooflight section above the first-floor rear offices. The office accommodation benefits from heating and cooling from air-conditioning cassette units and there are underfloor and perimeter trunking systems for electrical and data cable management.

The current owner-occupier has configured the space with a range of glazed partitioned meeting rooms and open plan office areas. There are kitchen and toilet facilities on each floor.

There are 90 car parking spaces in the car parking areas to the front, side and rear elevations of the property providing an excellent ratio of 1 space: 220 sq ft.

Floor Areas

	Net internal floor area (m ²)	Net internal floor area (sq ft)
Ground Floor Offices	922	9,924
1st Floor Offices	913.5	9,833
TOTAL	1,835.5	19,757

EPC

The Energy Performance Asset Rating for the property is B49.

Terms & Tenure

The freehold interest in the property is available for sale.

Price

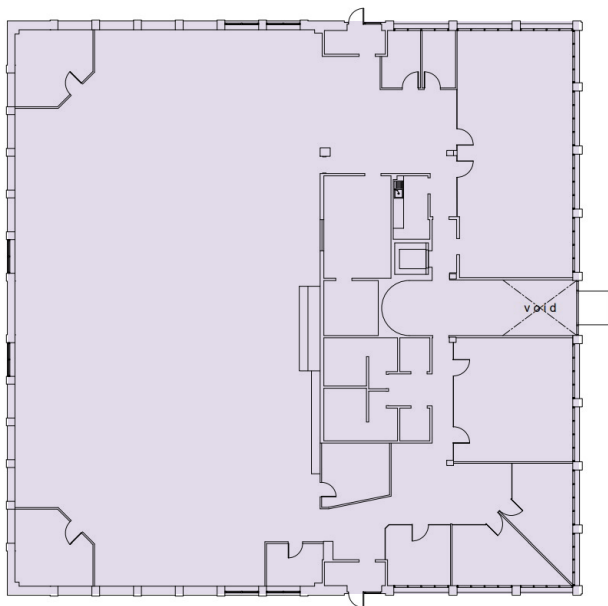
£3,250,000 exclusive.

Business Rates

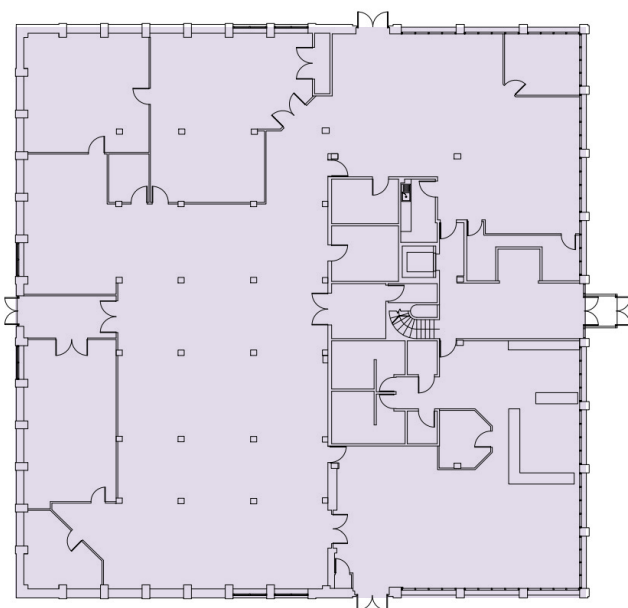
	Rateable Value (2017)	Estimated Rates Payable (2020/21)
Featherstone House	£112,000	£56,448

VAT and SDLT

All prices and terms quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT) and interested parties must make their own enquiries regarding liability for VAT and SDLT in respect of the property and any proposed transaction.



1st Floor Plan



Ground Floor Plan

Viewing and further information:

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